



**COUNTY OF SAN DIEGO**  
DEPARTMENT OF PLANNING AND LAND  
USE  
BUILDING DIVISION

**SUPPLEMENTAL CORRECTION LIST**  
**Housing Accessibility Regulations**

*Multifamily Disabled Access*

PLAN CHECK NUMBER:

OWNER:

**NOTE:** The provisions of 2007 CBC Chapter 11A shall apply to the following:

- a.) All newly-constructed covered multifamily dwellings.
- b.) New common use spaces serving existing covered multifamily dwellings.
- c.) Additions to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.
- d.) Common-use areas serving covered multifamily dwellings.

**APPLICABILITY**

1. The multifamily disabled access regulations of 2007 CBC Chapter 11A apply to newly-constructed covered multifamily dwellings including, but not limited to, the following:
  - a.) Apartment buildings with 3 or more dwelling units including timeshare apartments not considered a place of public accommodation or transient lodging.
  - b.) Condominiums with 4 or more dwelling units.
  - c.) Lodging houses used as a residence with more than 3 but not more than 5 guest rooms.
  - d.) Congregate residences.
  - e.) Dwellings with 3 or more efficiency units.
  - f.) Privately funded shelters for homeless persons.
  - g.) Dormitories with 3 or more guest rooms.
  - h.) Timeshare dwellings with 3 or more units not considered a place of public accommodation or transient lodging.
2. Each building on a building site shall be considered separately when determining accessibility requirements, except when calculating the number of units. Dwelling units within a single structure separated by firewalls do not constitute separate buildings. The minimum number of multifamily dwelling units which must comply shall be calculated using the total number of all multistory dwelling units in buildings on a site.
3. Additions to Group R occupancies shall be subject to the requirements of 2007 CBC Chapter 11A, provided the addition, when considered alone, meets the definition of a covered multifamily dwelling. New common use spaces serving existing covered multifamily dwellings shall comply.
4. For multistory dwelling units (i.e., townhouses) on the ground floor in buildings with no elevator, at least 10% but not less than one of the multistory dwellings in apartment buildings with 3 or more dwelling units and/or condominiums with 4 or more dwelling units shall comply with the following:
  - a.) The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test in Section 1150A.
  - b.) At least one powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with accessibility provisions.
  - c.) All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with accessibility provisions.
5. Multistory dwelling units (i.e., townhouses) contained in buildings with elevators shall comply with the following:
  - a.) At least one powder room or bathroom shall be located on the primary entry level (the story of the unit that is served by the building elevator).
  - b.) All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.
6. All ground-floor dwelling units in non-elevator buildings shall be adaptable and on an accessible route (except multistory dwelling units).
7. Carriage units are exempt from housing accessibility requirements. A carriage unit is a dwelling unit with living space on one or more floors immediately above a Group U, Division 1, private garage or garages. The floor unit of the garage or garages is used as the footprint of the remaining floor or floors of the units above and the garage level contains no habitable space. (Note: Dwelling units located over a common garage shall not be considered carriage units.)

**ADDITIONAL REQUIREMENTS:**

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